

Honorable City Planning Commission
Cincinnati, Ohio

March 3, 2006

SUBJECT: Proposed text amendment to Schedule 1409-07: Use Regulations-
Commercial Subdistricts.

PURPOSE:

To obtain input and direction from the Planning Commission on zoning text as it relates to Contractors Storage Facilities.

PROPOSED TEXT AMENDMENT:

2. Contractor Storage Facilities & Radio and Television Broadcast Antenna
Schedule 1409-07: Use Regulations - Commercial Subdistricts

Industrial Uses						
Production Industry						
Artisan	--	--	--	--	P	P
Limited	--	--	--	--	P	P
Warehousing and storage						
Contractor storage	--	--	--	L5 --	L5	P <u>L5</u>
Indoor storage	--	--	--	--	P	P
Wholesaling and distribution	--	--	--	--	P	P
Transportation, Communication and Utilities Uses						
Communications facilities	P	P	P	P	P	P
Public utility distribution system	P	P	P	P	P	P
Radio and television broadcast antenna	--	--	--	--	P <u>C</u>	P <u>C</u>
Specific Limitations						
L1 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.				L2 Permitted only above the ground floor in a mixed use building.		
L3 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.				L4 Permitted, provided that there are no outdoor exercise areas, yards or pens and mechanical ventilation and air filter devices must be provided.		
L5 Permitted provided outdoor storage is screened so as not to be visible from adjacent streets.				L6 Presentation of entertainment is not permitted in outdoor areas.		
<u>L5 Provided that outside storage is screened with an 8ft. privacy fence.</u>						

Reason: The location of a contractor storage in the CC Districts creates a bad image for the commercial districts. This type of use typically has things that create an eye sore for the business district and the neighborhood. The CC Districts are typically areas such as Pleasant Ridge, Oakley, and Kennedy Heights etc. In addition, the committee wanted to eliminate radio and television broadcast antenna as a permitted uses and change it to a conditional use, so that each new use can be reviewed before approval is granted.

JUSTIFICATION:

On December 16, 2005 the Planning Commission asked that the Law Department and Planning Division staff discuss the fence requirement and develop new language that would not conflict with other sections of the code. The Commission held this item until the new language could be brought to them for consideration. The relevant sections of the minutes of the December 16, 2005 CPC meeting are attached. Upon discussion of this item it was determined that there was not a conflict with other sections of the code. It was the consensus of the Pre-Planning Commission Committee that this item be recommended for approval.

Submitted by:

Margaret Wuerstle
Chief Planner